

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: October 8, 2015

Re: October 14, 2015 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the October 14, 2015 Town Board Meeting Agenda.

PUBLIC HEARINGS:

1. COBBLESTONE CENTER PHASE 2, 8584-8590 SHERIDAN DRIVE.

Location: North side of Sheridan Drive east of Harris Hill Road.

Description/History: Existing Doodle Bugs Day Care Center located in the Restricted Business Zone. Phase 2 of this development was previously approved under a Special Exception Use Permit to allow for 2 office buildings in front of the existing day care center.

Proposal: Applicant is proposing to amend the Special Exception Use Permit to allow for 2 mixed use buildings instead of the previously approved office buildings.

Master Plan: The recent amendment to the Restricted Business Zone Special Exception Use Permits may allow for small scale retail as an acceptable use in the commercial portion of the mixed use buildings.

Reason for Town Board Action: Per the Zoning Law, the Town Board has final review authority for Approval of Special Use Permits and amendments thereto.

Issues: The Planning Board has forwarded a recommendation on the project as well as an action under SEQRA.

2. WATERFORD CAMPUS/LANDINGS AMENDMENT TO THE EXISTING WATERFORD VILLAGE PLANNED UNIT RESIDENTIAL DEVELOPMENT.

Location: North side of Roll Road west of Dana Marie Parkway.

Description/History: Previously approved Planned Unit Residential Development (PURD). The campus/landings portion originally included 100 +/- units of residential housing and 20,000 +/- square feet of commercial space.

Proposal: The proposed amendment would completely eliminate the commercial square footage and reduce the residential component to 77 units.

Master Plan: Area approved as a PURD under the Clarence Hollow Pollution Abatement Environmental Impact Statement.

Reason for Town Board Action: As a PURD is a specific site plan approved zoning classification, any amendments must be approved by the Town Board.

Issues: The Planning Board has forwarded a recommendation to approve the amended design along with an action under SEQRA.

FORMAL AGENDA ITEMS:

1. ESSEX GREENS AT WATERFORD PHASE 2 FINAL PLAT.

Location: North side of Roll Road, east of Dana Marie Parkway.

Description/History: Previously approved Patio Home project within the Waterford PURD.

Proposal: Applicant is seeking final plat approval for Phase 2 of Essex Greens at Waterford. This phase includes 27 patio home lots along private roads.

Master Plan: Area identified with the Waterford PURD

Reason for Town Board Action: Per the Subdivision Law, the Town Board has final acceptance authority for public infrastructure.

Issues: Town Engineer approval and sign-off on the completed infrastructure.

WORK SESSION ITEMS:

1. CLARENCE FIRE DISTRICT #1, 10355-10365 MAIN STREET.

Location: South side of Main Street east of Shisler Road.

Description/History: Existing Firehouse located in the Traditional Neighborhood District and within the Clarence Hollow Overlay.

Proposal: Applicant is proposing to enlarge the existing facility by adding 3+ additional bays and additional service space as well as rehabilitation of existing space.

Master Plan: The property is located in the TND and within the Clarence Hollow Overlay.

Reason for Town Board Action: As the overall structure will exceed 10,000 square feet, a Special Exception Use Permit will be required. The Town Board has final approval authority for Special Exception Use Permits.

Issues: SEQRA has already been satisfied with the Fire District acting as Lead Agency. Referral to the Planning Board will initiate a formal review of the project.

2. BENDERSON DEVELOPMENT/EASTGATE PLAZA, 5175-5181 TRANSIT ROAD.

Location: East side of Transit Road between Sheridan Drive and Greiner Road,

Description/History: Two existing vacant commercial buildings, including a former restaurant and a former doctor's office, located in the Major Arterial Zone.

Proposal: The applicant is proposing to demolish the existing buildings and construct a new 19, 260 square foot restaurant/retail building.

Master Plan: Area identified in a commercial zone.

Reason for Town Board Action: Per the Zoning Law, the Town Board has preliminary review authority to identify concerns prior to referring the proposal to the Planning Board for formal review.

Issues: Referral to the Planning Board will initiate a formal review of the project.